

# Nevada County Economic Forecast

Located in the heart of California's Mother Lode country, Nevada County stretches from the eastern end of the Sacramento Valley, across the Sierra Nevada Mountains, to the state of Nevada. In January of 2003, Nevada County's population was estimated at 95,700 residents. The county seat, Nevada City, has a current population of 3,030.

The county's annual average unemployment rate was 4.5 percent in 2002, significantly lower than the state's rate of 6.6 percent. The county's unemployment rate has been lower than that of the state since 1989.

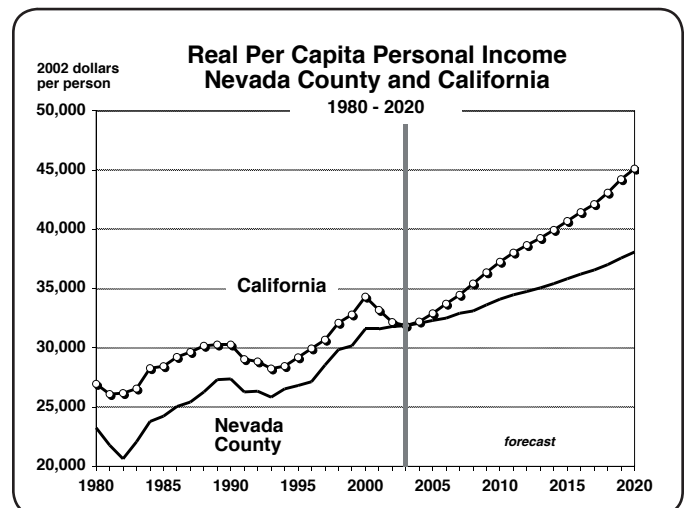
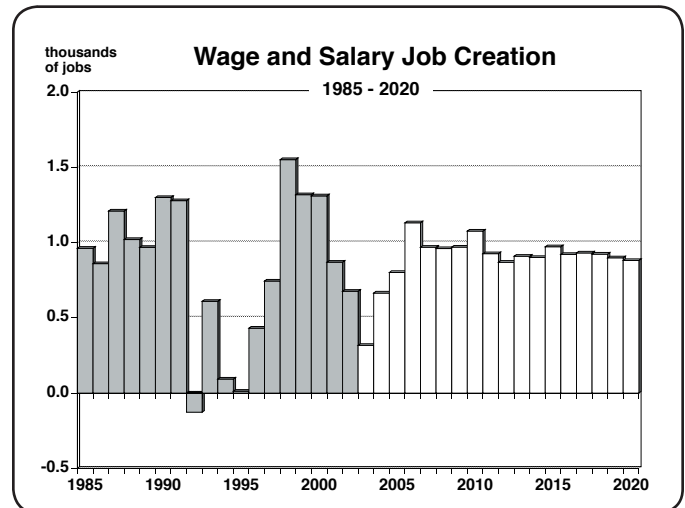
Services, retail trade, and government dominate Nevada County's current economic base. Services, the largest industry in the county, accounts for 32 percent of the total employment, and is projected to add 2,450 new jobs by the year 2008. Also significant industries, retail trade provides nearly 24 percent of all employment, while government makes up 20 percent of the total. Within government, the majority of jobs are in local education.

According to the employment projections, services, retail trade, and government will continue to dominate and will account for 90 percent of the total projected job growth (4,500) between now and 2008. The services sector is projected to have the fastest relative growth—averaging almost 4.6 percent per year.

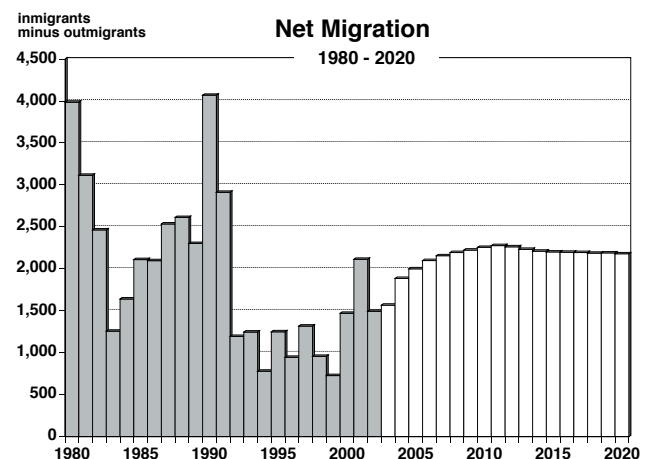
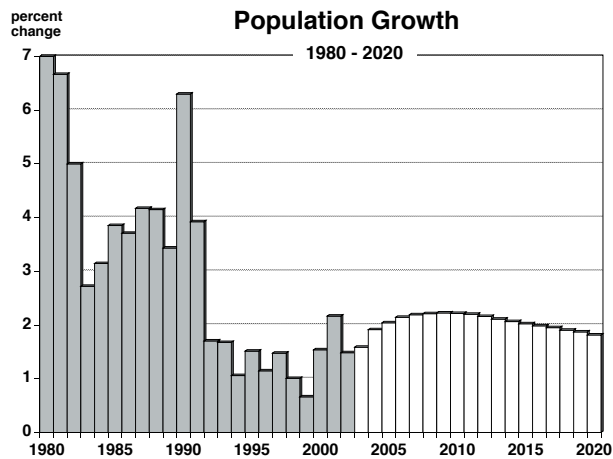
While the area is historically a mining and lumber community, Nevada County's economic base has diversified. Today many high-tech companies, hardware and software design firms, and development professionals call Nevada County home. The county now provides a wide range of new services, including data processing, control equipment, robotics, multi-media and digital video, and a variety of software design and development.

## Forecast Highlights

- Non-farm job growth averages 2.9 percent per year between 2003 and 2008. The dominant industry is services, following by the local government sector. More building in the County will increase the demand for construction jobs. Construction adds nearly 350 positions between 2002 and 2008.



- Inflation-adjusted per capita income rises an average of 0.8 percent per year over the next 5 years. At \$31,800 per person, per capita incomes in 2002 were high compared to surrounding counties.
- The number of residential unit permits forecast for the 2003 to 2008 period averages 887 per year, slightly more than the 761 units built per year between 1997 and 2002 in Nevada County.



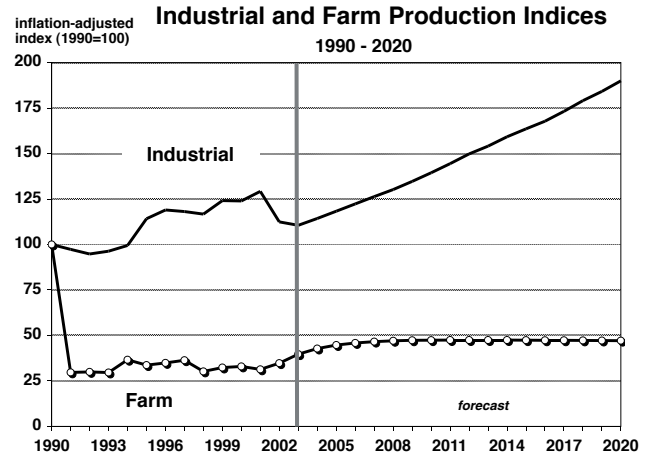
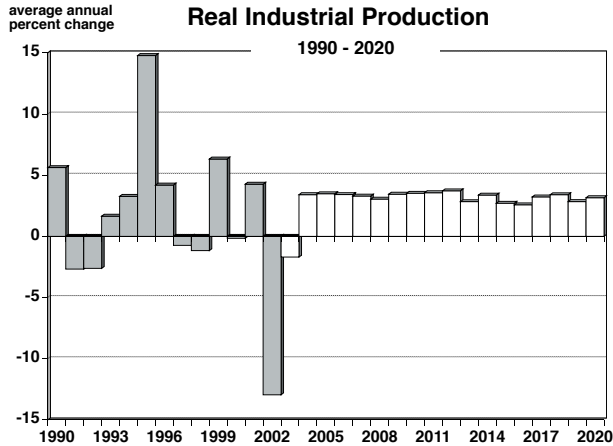
## Nevada County Economic Forecast

### 1995-2002 History, 2003-2020 Forecast

	July Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (millions)
1995	87,100	1,250	96	34.1	730	\$0.5	\$1.8	\$26,826	\$6.1	\$364
1996	88,100	946	99	34.5	599	\$0.5	\$1.9	\$27,148	\$6.5	\$380
1997	89,400	1,318	95	35.0	645	\$0.5	\$2.1	\$28,550	\$7.0	\$377
1998	90,300	958	102	35.4	668	\$0.5	\$2.3	\$29,855	\$6.0	\$372
1999	90,900	729	106	36.0	815	\$0.6	\$2.5	\$30,168	\$6.7	\$396
2000	92,300	1,471	112	36.7	847	\$0.7	\$2.7	\$31,601	\$7.1	\$395
2001	94,300	2,114	118	37.4	680	\$0.7	\$2.9	\$31,595	\$7.2	\$412
2002	95,700	1,495	121	38.0	912	\$0.7	\$3.0	\$31,800	\$8.1	\$359
2003	97,219	1,568	122	38.8	857	\$0.7	\$3.2	\$31,871	\$9.5	\$353
2004	99,080	1,887	126	39.5	867	\$0.8	\$3.4	\$32,084	\$10.5	\$365
2005	101,103	2,001	130	40.2	881	\$0.8	\$3.6	\$32,320	\$11.3	\$377
2006	103,271	2,099	135	41.0	896	\$0.9	\$3.8	\$32,515	\$12.0	\$390
2007	105,535	2,157	139	41.7	907	\$0.9	\$4.0	\$32,923	\$12.5	\$403
2008	107,870	2,195	144	42.5	914	\$1.0	\$4.3	\$33,113	\$13.0	\$415
2009	110,271	2,225	148	43.2	920	\$1.0	\$4.5	\$33,633	\$13.5	\$430
2010	112,716	2,257	153	44.0	924	\$1.1	\$4.9	\$34,116	\$13.9	\$445
2011	115,197	2,278	157	44.7	927	\$1.1	\$5.2	\$34,478	\$14.4	\$461
2012	117,686	2,263	162	45.5	926	\$1.2	\$5.5	\$34,761	\$14.8	\$478
2013	120,168	2,233	166	46.3	922	\$1.3	\$5.8	\$35,067	\$15.3	\$492
2014	122,648	2,210	170	47.0	918	\$1.3	\$6.2	\$35,425	\$15.7	\$508
2015	125,131	2,201	174	47.8	915	\$1.4	\$6.6	\$35,835	\$16.2	\$522
2016	127,617	2,198	178	48.6	914	\$1.5	\$7.0	\$36,230	\$16.7	\$535
2017	130,107	2,195	181	49.3	913	\$1.5	\$7.4	\$36,577	\$17.2	\$553
2018	132,584	2,187	185	50.1	911	\$1.6	\$7.9	\$37,024	\$17.7	\$571
2019	135,067	2,190	188	50.8	909	\$1.7	\$8.4	\$37,576	\$18.2	\$588
2020	137,520	2,180	191	51.6	906	\$1.8	\$9.0	\$38,093	\$18.7	\$606

- Population growth accelerates over the next 5 years, averaging 2.1 percent growth per year. This compares to the 1.4 percent average annual growth rate that prevailed between 1997 and 2002. A greater number of births (due to a rising population in the fertile age co-

horts) and higher net migration due to the availability of housing, and the close proximity to Sacramento, are responsible for the higher rate of population growth projected during the decade.



Total Wage & Salary	Farm	Construction	Mining	Manufacturing	Transportation, Utilities	Wholesale, Retail Trade	Finance, Real Estate	Services	Government
-----employment (jobs)-----									
22,616	83	1,352	137	2,579	666	6,001	1,202	6,093	4,503
23,048	96	1,373	138	2,631	683	6,136	1,165	6,128	4,698
23,793	106	1,514	68	2,638	699	6,261	1,139	6,480	4,888
25,344	132	1,818	43	2,589	702	6,469	1,287	7,355	4,950
26,663	145	2,371	13	2,563	598	6,794	1,313	7,805	5,062
27,973	90	2,705	23	2,544	575	6,944	1,408	8,354	5,331
28,843	78	3,000	72	2,427	650	6,920	1,503	8,673	5,520
29,520	100	3,100	90	1,770	690	6,970	1,700	9,300	5,800
29,837	95	2,883	50	1,758	724	7,043	1,566	9,759	5,959
30,503	91	2,983	50	1,768	741	7,115	1,600	10,130	6,024
31,304	88	3,062	50	1,773	752	7,238	1,653	10,535	6,153
32,436	87	3,158	50	1,784	762	7,333	1,741	11,151	6,370
33,406	85	3,209	50	1,799	775	7,487	1,812	11,675	6,514
34,366	85	3,228	50	1,817	789	7,650	1,874	12,203	6,670
35,337	84	3,239	50	1,834	803	7,822	1,937	12,732	6,836
36,414	84	3,258	50	1,850	815	8,002	2,001	13,361	6,992
37,340	84	3,279	50	1,864	829	8,148	2,067	13,888	7,132
38,210	84	3,276	50	1,876	847	8,277	2,118	14,409	7,274
39,120	84	3,263	50	1,889	864	8,464	2,157	14,923	7,426
40,022	84	3,266	50	1,904	880	8,650	2,189	15,429	7,569
40,994	84	3,273	50	1,919	896	8,887	2,224	15,929	7,732
41,916	84	3,280	50	1,932	912	9,056	2,270	16,425	7,906
42,848	84	3,296	50	1,944	928	9,236	2,316	16,918	8,076
43,771	83	3,307	50	1,953	943	9,407	2,370	17,410	8,248
44,670	83	3,323	50	1,960	958	9,554	2,428	17,899	8,415
45,552	83	3,329	50	1,968	973	9,709	2,476	18,387	8,576

